

39 FARMLEY PARK

Glengormley
Newtownabbey BT36

- Extended Semi Detached Villa
- 3 Bedrooms
- Spacious Lounge
- Fitted Kitchen / Diner
- White Bathroom Suite
- Pvc Double Glazing
- Gas Heating
- Driveway & Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £149,950

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ACCOMMODATION COMPRISES;

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, under stairs storage.

LOUNGE

21'3 x 10'6 at widest (6.48m x 3.20m at widest)

Feature cast iron fireplace with tiled hearth, wood laminate flooring, radiator.

KITCHEN / DINER

19'6 x 12'8 at widest (5.94m x 3.86m at widest)

Range of high and low level fitted units with Formica worktops,

stainless steel single drainer sink unit, cooker space, plumbed for washing machine and dishwasher, tumble dryer space, fridge / freezer space, partly tiled walls, tiled floor, radiator, pvc double glazed back door.

FIRST FLOOR

LANDING

BEDROOM 1

11'4 x 10'8 (3.45m x 3.25m)
Built in storage, wood laminate flooring, radiator.

BEDROOM 2

10'6 x 9'8 (3.20m x 2.95m)
Built in storage, wood laminate flooring, radiator.

BEDROOM 3

9'7 x 8'8 (2.92m x 2.64m)
Built in robe, wood laminate flooring, radiator.

BATHROOM

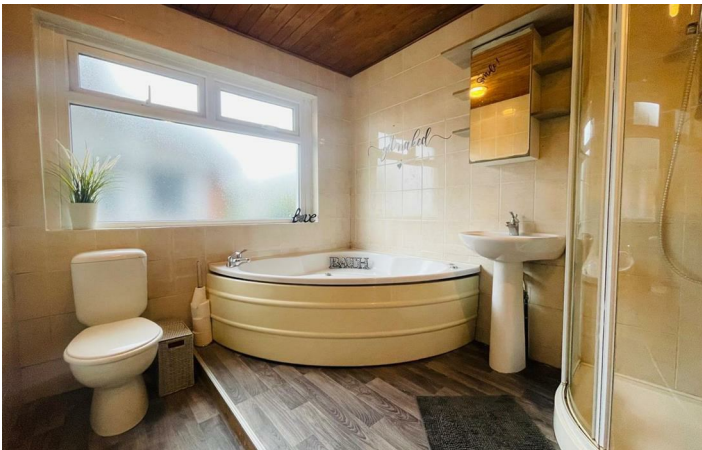
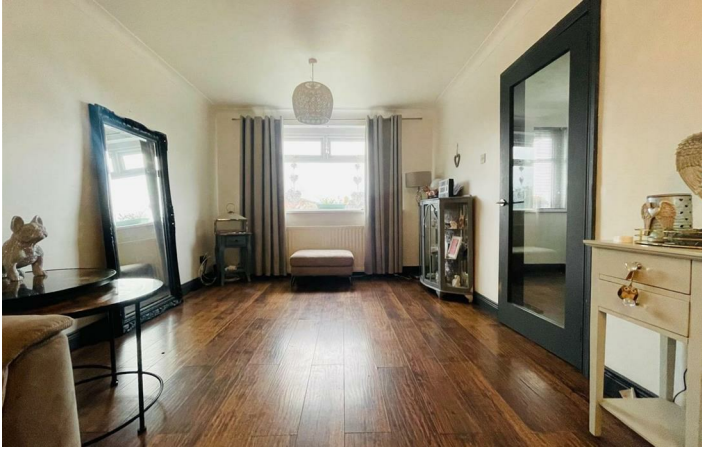
white suite comprising: panelled corner jacuzzi bath pedestal wash hand basin and low flush W.C. Separate corner shower cubicle with Thermostatic shower. Fully tiled walls, wood laminate flooring, radiator, access to roofspace.

OUTSIDE

Concrete driveway to front for off street parking.
Garden to front in lawn.
Fully enclosed garden to rear with raised lawn.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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